

United States Department of the Interior  
National Park Service

BC-1048

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



## 1. Name of Property

Historic name: Ginter Park Historic District 2017 Boundary Increase

Other names/site number: DHR No. 127-0201

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: parts of Brook Road and Seminary and Chamberlayne avenues (northern increase area); and Montrose, Moss Side, and Noble avenues (eastern increase area)

City or town: Richmond State: VA County: Independent City

Not For Publication: N/A Vicinity: N/A

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

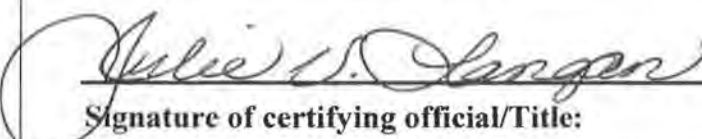
I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide X local

Applicable National Register Criteria:

X A     B X C     D

 Signature of certifying official/Title:	<u>4-17-17</u> Date
<u>Virginia Department of Historic Resources</u> State or Federal agency/bureau or Tribal Government	

In my opinion, the property     meets     does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property \_\_\_\_\_

Richmond, VA  
County and State \_\_\_\_\_

#### 4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

Patrick Andrews  
Signature of the Keeper

6/5/2017  
Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private: ☒  
Public – Local ☐  
Public – State ☐  
Public – Federal ☐

##### Category of Property

(Check only **one** box.)

- Building(s) ☐  
District ☒  
Site ☐  
Structure ☐  
Object ☐

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>201</u>	<u>33</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>201</u>	<u>33</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling; Multiple Dwelling

RELIGIOUS: Religious Facility

---

---

---

---

---

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling; Multiple Dwelling

RELIGIOUS: Religious Facility

---

---

---

---

---

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

---

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Colonial Revival; Tudor Revival; Gothic Revival; Italian Renaissance; Dutch Revival; Mission/Spanish Colonial Revival

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: BRICK; STUCCO; WOOD; STONE: Slate; METAL; ASPHALT

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

---

#### Summary Paragraph

The Ginter Park Historic District, listed in the National Register of Historic Places in 1986, covers a twenty-block area in Richmond's Northside area. The original district is approximately bounded by Claremont and North avenues to the north, Moss Side and Noble avenues to the east, W. Brookland Park Boulevard to the south, and Brook Road to the west. The area was planned by Major Lewis Ginter, a prominent businessman and philanthropist in Richmond who purchased several hundred acres in what was then Henrico County between 1883 and 1891. The National Register nomination for the district states, "Ginter's concept for his development epitomized state-of-the-art community planning in its day by its generous residential plat subdivisions organized in an extended grid pattern, its varied and eclectic juxtaposition of fine single family dwellings within the grid layout, and its trend-setting reliance on the new mechanical wonder, the electric trolley."<sup>1</sup> The 2017 Boundary Increase consists of two discontinuous areas, north and east of the existing district boundaries. Both Boundary Increase areas continue the use of the grid pattern, and properties within them display similar architectural styles, massing, forms, setbacks, and building materials. The northern Boundary Increase area is bounded by Westminster Avenue to the north, Chamberlayne Avenue to the east, Claremont Avenue to the south, and Brook Road to the west. The eastern Boundary Increase area is approximately bounded by North Avenue to the north, Montrose and Moss Side avenues to the

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

east, Westwood Avenue to the south, and Noble Avenue to the west. The two Boundary Increase areas together contain 234 buildings, of which 201 are contributing and 33 are non-contributing. The majority of buildings within the Boundary Increase areas are two- and two-and-one-half-story, detached, single-family houses, most of which were built between 1911 and 1930. The dominant architectural style is Colonial Revival, as well as other revival styles such as Tudor Revival, and Dutch Revival, and a much smaller number of Italian Renaissance and Mission/Spanish Colonial Revival examples. The Gothic Revival style is seen on a single building, a church. A Queen Anne house is associated with earliest development within the Boundary Increase areas, while a scattered selection of Craftsman/Bungalow-style houses represent a departure from the more pervasive revival styles. Meanwhile, an early twentieth century domestic form, the American Foursquare, displays its diversity with stylistic embellishments derived most often from Colonial Revival and Craftsman/Bungalow styles. Outbuildings within the historic district generally consist of small garages and sheds.

---

### Narrative Description

The majority of houses within the two Boundary Increase areas, as were those in the original historic district listed in 1986, were built for middle- and upper-middle-class families who sought relief from the confines of the city. As the Ginter Park neighborhood grew, developers continued to lay out generous-sized lots to accommodate spacious houses. Lots were located along wide, tree-lined streets, and today many of those trees have developed into mature hardwoods, creating a canopy that is one of the defining features of the streetscape. Most buildings in the expanded district share the same characteristics and architectural styles as those in the original district. They have brick or stucco walls, slate roofs, and either pedimented porticoes or full-length front porches. Symmetrical, two-story, three-bay buildings with central entryways are common throughout the expansion area, as is the American Foursquare form.

The Colonial Revival style is by far the most prevalent in the expansion areas, and is utilized on some of the district's oldest buildings. A 1908 article in the *Richmond Times Dispatch* noted the style's overwhelming presence in the existing Ginter Park neighborhood, commenting "the colonial style predominates, but there is a growing tendency to cut loose from that."<sup>2</sup> Most Colonial Revival-style houses in the area are two-story, three-bay residences with side gable roofs, but there are also a number of American Foursquare houses with hipped roofs that also feature Colonial Revival stylistic elements. The house at 3904 Seminary Avenue is a fine example of the Colonial Revival used in conjunction with the Foursquare form. This two-and-one-half story brick residence has a hipped roof, two gabled dormers, and a modillion cornice. The second-story windows are emphasized with keystone lintels, while the sets of ribbon windows and the entryway on the first floor are topped with elliptical fanlights. A pedimented entryway with Doric columns projects slightly from the wraparound porch. A number of similar examples can be found in the 3900 block of Seminary Avenue, and in the 3700 block of Moss Side Avenue. The houses at 3701 and 3717 Moss Side are identical with the exception of the style of porch supports.

Ginter Park Historic District 2017 Boundary

Richmond, VA

Increase

Name of Property

County and State

Examples of the Dutch Revival style are more prevalent along the 3900 and 4200 blocks of Seminary Avenue than anywhere else in the expansion area. Of the nine Dutch Revival buildings along the two blocks, most have a side gambrel roof that includes a full-width shed dormer. The Dutch Revival house at 3907 Seminary Avenue has such a roof, but differs from almost all of the other residences of the same style in the area in that the second story is stuccoed and the first story is brick. The first-story windows of this building have jack arches, and the pedimented portico leads to an entryway defined by an elaborate elliptical fanlight and sidelights.

Craftsman stylistic elements are also present in the district, oftentimes in combination with the Colonial Revival style. The frame residence at 4223 Seminary Avenue is one such building. The house, one of the few frame dwellings in the area, has a hipped pyramidal roof with a wide eave overhang. Decorative false rafters are visible under the overhang. This treatment is also used on the one-bay front porch and the vented dormer. The porch's battered brick piers are a hallmark of the Craftsman style. The battered pier is seen articulated in a variety of ways on a number of properties in the expansion area.

The substantial Gothic Revival-style Battery Park Christian Church at 4201 Brook Road is one of the largest and most recognizable buildings in the expansion area, and is the only contributing property in the district not residential in nature. The front-gable building has Flemish bond brick walls, brick buttresses, lancet windows, a castellated campanile, and a massive, arched entryway.

There are only a couple of examples of the Tudor Revival style in the expansion areas. One of the most elaborate of these is the residence at 3406 Moss Side Avenue. A large chimney with complex masonry patterns and chimney pots dominates the front of the building. The typical faux half-timbering present on many Tudor Revival buildings is articulated in a variety of different patterns on this residence. Half-timbering in the gables is infilled with stucco, while the half-timbering in the second story is infilled with brick. Cut stone surrounds the front door, giving a quoin-like effect, and cast stone trim is positioned above many of the building's windows. Less elaborate, the residence at 4219 Seminary Avenue has a side-gable roof that is punctuated by several steeply pitched cross gables. The house is brick, with the exception of the faux half-timbering with stucco infill that is located in the cross gable and a portion of the second story. The windows on the façade are all grouped into strings. Paired casement windows are located on the second story, directly above the entryway, while paired double-hung, sash windows are present on the stucco portion of the dwelling. A semi-hexagonal entryway with a slate roof is supported by heavy wood posts stained to match the half-timbering on the second story.

One of the most interesting buildings in the northern expansion area is located at 3802 Montrose Avenue. The residence is frame, with a two-bay, hipped porch that runs the length of the façade. A bay window projects from the first floor, while a grouping of three sash windows is centrally located on the second story. The defining feature of the property is its highly unusual roof, which is a compilation of forms. Portions of the roof appear to be cross-gabled with the ends significantly clipped. These clipped ends flatten and flare out several feet.

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

### Statement of Integrity

The Boundary Increase areas retain a high level of integrity of location, setting, design, workmanship, materials, feeling, and association. The streetscapes feature mature vegetation, consistent setbacks and massing, and a variegated built environment composed of early twentieth century revival styles. The vast majority of the buildings are residential. Individual examples typically retain at least some degree of integrity of design, workmanship, and materials as they retain character-defining aspects of their respective architectural styles and, for the most part, do not feature out-of-scale or intrusive additions. Pride of ownership is evident within the historic district's Boundary Increase areas, and obviously have been crucial to the preservation of the area's overall historic character. The wide streets in a grid pattern, concrete sidewalks, and consisting massing and setbacks of the buildings are clearly important to the district's integrity of feeling and association with Richmond's early twentieth century suburban residential development.

### Inventory

In the following inventory all resources have been classified as either contributing (C) or non-contributing (NC) based upon their association with the district's areas of significance as listed under Criteria A and C for Community Planning and Development and Architecture, and based upon the period of significance from ca. 1907 through 1959. All non-contributing resources have been so noted for being either constructed after 1959 or for lacking integrity to represent their association with the district's period and areas of significance.

### Properties being added in the Northern Boundary Expansion Area

#### Brook Road

#### 3900 BLOCK (ODD)

**3901 Brook Road 127-0201-0373** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Dutch, Ca 1928 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3903 Brook Road 127-0201-0374** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Post Modern, Ca 1963 Non-contributing Total: 1**

**3905 Brook Road 127-0201-0375** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 1, Style: Post Modern, Ca 1956 Contributing Total: 1**

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

**3907 Brook Road 127-0201-0376** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Other, Ca 1955**

**Contributing Total: 1**

**3909 Brook Road 127-0201-0377** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Cape Cod, Ca 1957**

**Contributing Total: 1**

**3911 Brook Road 127-0201-0378** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1935**

**Contributing Total: 1**

**3913 Brook 127-0201-0379** *Other DHR Id#:*

*Primary Resource:* **Church/Chapel (Building), Stories 1, Style: Post Modern, Ca 1960**

**Non-contributing Total: 1**

**3915 Brook Road 127-0201-0380** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 1, Style: Post Modern, Ca 1979**

**Non-contributing Total: 1**

**3917 Brook Road 127-0201-0381** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1950**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Non-contributing Total: 1**

**3919 Brook Road 127-0201-0382** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1948**

**Contributing Total: 1**

**3939 Brook Road 127-0201-0383** *Other DHR Id#:*

*Primary Resource:* **Multiple Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1928**

**Contributing Total: 1**

#### **4200 BLOCK (ODD)**

**4201 Brook Road 127-0201-0384** *Other DHR Id#:*

*Primary Resource:* **Church/Chapel (Building), Stories , Style: Gothic Revival, Ca 1949**

**Contributing Total: 1**

**4209 Brook Road 127-0201-0385** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1924**

**Contributing Total: 1**

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

**4211 Brook Road 127-0201-0386 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1924**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Non-contributing Total: 1**

**4213 Brook Road 127-0201-0387 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1924**

**Contributing Total: 1**

**4215 Brook Road 127-0201-0388 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1922**

**Contributing Total: 1**

**4217 Brook Road 127-0201-0389 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1925**

**Contributing Total: 1**

**4219 Brook Road 127-0201-0390 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1924**

**Contributing Total: 1**

**4221 Brook Road 127-0201-0391 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1925**

**Contributing Total: 1**

**4223 Brook Road 127-0201-0392 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Craftsman, Ca 1925**

**Contributing Total: 1**

**4225 Brook Road 127-0201-0393 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1923**

**Contributing Total: 1**

**4227 Brook Road 127-0201-0394 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Tudor Revival, Ca 1929**

**Contributing Total: 1**

**4229 Brook Road 127-0201-0395 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1924**

**Contributing Total: 1**

**4231 Brook Road 127-0201-0396 Other DHR Id#:**

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

**Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Spanish/Mission Revival, Ca 1925 Contributing Total: 1**

**4233 Brook Road 127-0201-0397 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 1, Style: Colonial Revival, Ca 1924 Contributing Total: 1**

**4235 Brook Road 127-0201-0398 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1925 Contributing Total: 1**

**4237 Brook Road 127-0201-0399 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1933 Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**4239 Brook Road 127-0201-0400 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1924 Contributing Total: 1**

**Secondary Resource : Garage (Building) Non-contributing Total: 1**

### **Chamberlayne Avenue**

#### **4200 BLOCK (EVEN)**

**4200 Chamberlayne Avenue 127-0201-0411 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1928 Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**4202 Chamberlayne Avenue 127-0201-0412 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1924 Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**4206 Chamberlayne Avenue 127-0201-0413 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1929 Contributing Total: 1**

**4208 Chamberlayne Avenue 127-0201-0414 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1925 Contributing Total: 1**

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

**4212 Chamberlayne Avenue 127-0201-0415 Other DHR Id#:**  
*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1926**  
**Contributing Total: 1**

**4216 Chamberlayne Avenue 127-0201-0416 Other DHR Id#:**  
*Primary Resource:* **Multiple Dwelling (Building), Stories 2, Style: No Discernable Style, Ca. 1974 Non-contributing Total: 1**

**4218 Chamberlayne Avenue 127-0201-0417 Other DHR Id#:**  
*Primary Resource:* **Multiple Dwelling (Building), Stories 2, Style: No Discernable Style, 1974 Non-contributing Total: 1**

**4220 Chamberlayne Avenue 127-0201-0418 Other DHR Id#:**  
*Primary Resource:* **Single Dwelling (Building), Stories 1, Style: Other, Ca 1926**  
**Contributing Total: 1**  
*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**4222 Chamberlayne Avenue 127-0201-0419 Other DHR Id#:**  
*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1926**  
**Contributing Total: 1**  
*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**4224 Chamberlayne Avenue 127-0201-0420 Other DHR Id#:**  
*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Craftsman, Ca 1928**  
**Contributing Total: 1**  
*Secondary Resource :* **Shed (Building) Contributing Total: 1**

**4226 Chamberlayne Avenue 127-0201-0421 Other DHR Id#:**  
*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1936**  
**Contributing Total: 1**

**4228 Chamberlayne Avenue 127-0201-0422 Other DHR Id#:**  
*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Dutch, Ca 1926 Contributing Total: 1**

**4230 Chamberlayne Avenue 127-0201-0423 Other DHR Id#:**  
*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1927**  
**Contributing Total: 1**  
*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**Seminary Avenue**

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

**3900 Block**

**3900 Seminary Avenue 127-0201-0476 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Dutch, Ca 1927 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3901 Seminary Avenue 127-0201-0487 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Dutch, Ca 1927 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3902 Seminary Avenue 127-0201-0477 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1923 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3903 Seminary Avenue 127-0201-0488 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Pre 1915 Contributing Total: 1**

**3904 Seminary Avenue 127-0201-0478 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca. 1915 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3905 Seminary Avenue 127-0201-0489 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, 1925 Contributing Total: 1**

**3906 Seminary Avenue 127-0201-0479 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Pre 1925 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3907 Seminary Avenue 127-0201-0490 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Dutch, Pre 1925 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3908 Seminary Avenue 127-0201-0480 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Pre 1925**

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

**Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**3909 Seminary Avenue 127-0201-0491 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Dutch, Ca 1927 Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**3910 Seminary Avenue 127-0201-0481 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Pre 1925 Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**3911 Seminary Avenue 127-0201-0492 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca. 1930 Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**3912 Seminary Avenue 127-0201-0482 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1925 Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**3913 Seminary Avenue 127-0201-0493 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1925 Contributing Total: 1**

**3914 Seminary Avenue 127-0201-0483 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1920 Contributing Total: 1**

**3915 Seminary Avenue 127-0201-0494 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1922 Contributing Total: 1**

**3916 Seminary Avenue 127-0201-0484 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Italian Renaissance Revival, Ca 1928 Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**3917 Seminary Avenue 127-0201-0495 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1923 Contributing Total: 1**

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

**3918 Seminary Avenue 127-0201-0485 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1920**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3919 Seminary Avenue 127-0201-0496 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Tudor Revival, Ca 1928**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3920 Seminary Avenue 127-0201-0486 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Craftsman, Ca 1915**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3921 Seminary Avenue 127-0201-0497 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1922**

**Contributing Total: 1**

**4200 BLOCK**

**4200 Seminary Avenue 127-0201-0498 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Dutch, Ca 1923 Contributing Total: 1**

*Secondary Resource :* **Shed (Building) Non-contributing Total: 1**

**4201 Seminary Avenue 127-0201-0514 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Dutch, Ca 1927 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Non-contributing Total: 1**

**4202 Seminary Avenue 127-0201-0499 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1941**

**Contributing Total: 1**

*Secondary Resource :* **Shed (Building) Non-contributing Total: 1**

**4203 Seminary Avenue 127-0201-0515 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1925**

**Contributing Total: 1**

*Secondary Resource :* **Shed (Building) Contributing Total: 1**

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

**4204 Seminary Avenue 127-0201-0500 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Dutch, Ca 1925 Contributing Total: 1**

*Secondary Resource :* **Shed (Building) Contributing Total: 1**

**4205 Seminary Avenue 127-0201-0516 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Ca 1933 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**4206 Seminary Avenue 127-0201-0501 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Ca 1938 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**4207 Seminary Avenue 127-0201-0517 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Spanish/Mission, Ca 1927 Contributing Total: 1**

*Secondary Resource :* **Shed (Building) Non-contributing Total: 1**

**4208 Seminary Avenue 127-0201-0502 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Tudor Revival, Ca 1928 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

*Secondary Resource :* **Shed (Building) Non-contributing Total: 1**

**4209 Seminary Avenue 127-0201-0518 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1927 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**4210 Seminary Avenue 127-0201-0503 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1935 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**4211 Seminary Avenue 127-0201-0519 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1948 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Non-contributing Total: 1**

**4212 Seminary Avenue 127-0201-0504 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Craftsman, Ca 1924**

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

**Contributing Total: 1**

**Secondary Resource : Shed (Building) Contributing Total: 1**

**4214 Seminary Avenue 127-0201-0505 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1923**

**Contributing Total: 1**

**Secondary Resource : Shed (Building) Contributing Total: 1**

**4215 Seminary Avenue 127-0201-0520 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1934**

**Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**4216 Seminary Avenue 127-0201-0506 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1923**

**Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**4217 Seminary Avenue 127-0201-0521 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1924**

**Contributing Total: 1**

**4218 Seminary Avenue 127-0201-0507 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Craftsman, Ca 1923**

**Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**4219 Seminary Avenue 127-0201-0522 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Tudor Revival, Ca 1929**

**Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**4220 Seminary Avenue 127-0201-0508 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Dutch, Ca 1928 Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**4221 Seminary Avenue 127-0201-0523 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1924**

**Contributing Total: 1**

**Secondary Resource : Garage (Building) Non-contributing Total: 1**

**4222 Seminary Avenue 127-0201-0509 Other DHR Id#:**

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Dutch, Ca 1924 Contributing Total: 1*

*Secondary Resource : Garage (Building) Contributing Total: 1*

**4223 Seminary Avenue 127-0201-0524 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1924 Contributing Total: 1*

*Secondary Resource : Garage (Building) Contributing Total: 1*

**4224 Seminary Avenue 127-0201-0510 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1928 Contributing Total: 1*

*Secondary Resource : Garage (Building) Contributing Total: 1*

**4225 Seminary Avenue 127-0201-0525 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1938 Contributing Total: 1*

*Secondary Resource : Garage (Building) Contributing Total: 1*

**4226 Seminary Avenue 127-0201-0511 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, 1924 Contributing Total: 1*

*Secondary Resource : Shed (Building) Non-contributing Total: 1*

**4227 Seminary Avenue 127-0201-0526 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Dutch, Ca 1928 Contributing Total: 1*

*Secondary Resource : Garage (Building) Non-contributing Total: 1*

*Secondary Resource : Shed (Building) Non-contributing Total: 1*

**4228 Seminary Avenue 127-0201-0512 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1924 Contributing Total: 1*

*Secondary Resource : Shed (Building) Contributing Total: 1*

**4229 Seminary Avenue 127-0201-0527 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1924 Contributing Total: 1*

*Secondary Resource : Shed (Building) Non-contributing Total: 1*

**4230 Seminary Avenue 127-0201-0513 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Dutch, Ca 1923 Contributing Total: 1*

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

*Secondary Resource : Shed (Building) Non-contributing Total: 1*

**4231 Seminary Avenue 127-0201-0528 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Dutch, Ca 1925 Contributing Total: 1*

*Secondary Resource : Shed (Building) Non-contributing Total: 1*

**Properties being added in the Eastern Boundary Increase Area**

**Montrose Avenue**

**3800 BLOCK (EVEN)**

**3800 Montrose Avenue 127-0201-0529 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1911 Contributing Total: 1*

**3802 Montrose Avenue 127-0201-0530 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Vernacular, Ca 1911 Contributing Total: 1*

**3804 Montrose Avenue 127-0201-0531 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Vernacular, Ca 1911 Contributing Total: 1*

**3806 Montrose Avenue 127-0201-0532 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1920 Contributing Total: 1*

**3808 Montrose Avenue 127-0201-0533 Other DHR Id#:**

*Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Craftsman, Ca 1920 Contributing Total: 1*

**Moss Side Avenue**

**3400 BLOCK**

**3400 Moss Side Road 127-5206 Other DHR Id#: 127-0201-0430**

*Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1940 Contributing Total: 1*

*Secondary Resource : Garage (Building) Non-contributing Total: 1*

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

**3401 Moss Side Avenue 127-0201-0435 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Ranch, Ca 1960**

**Non-contributing Total: 1**

**3402 Moss Side Road 127-5207 Other DHR Id#: 127-0201-0431**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1935**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3403 Moss Side Avenue 127-0201-0436 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1931**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3404 Moss Side Avenue 127-0201-0432 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 1, Style: Other, 1991**

**Non-contributing Total: 1**

**3405 Moss Side Avenue 127-0201-0437 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1931**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3406 Moss Side Avenue 127-5208 Other DHR Id#: 127-0201-0433**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Tudor Revival, 1948**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3408 Moss Side Road 127-5209 Other DHR Id#: 127-0201-0434**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1950**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3415 Moss Side Avenue 127-0201-0438 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1929**

**Contributing Total: 1**

**3500 BLOCK**

**3500 Moss Side Drive 127-5210 Other DHR Id#: 127-0201-0439**

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Cape Cod, 1950** *Contributing Total:* 1

**3501 Moss Side Avenue 127-0201-0445** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1910**  
**Contributing Total:** 1

*Secondary Resource :* **Garage (Building)** *Contributing Total:* 1

**3502 Moss Side Drive 127-5211** *Other DHR Id#: 127-0201-0440*

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, 1956**  
**Contributing Total:** 1

**3503 Moss Side Avenue 127-0201-0446** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Vernacular, Ca 1913**  
**Contributing Total:** 1

*Secondary Resource :* **Garage (Building)** *Contributing Total:* 1

*Secondary Resource :* **Shed (Building)** *Contributing Total:* 1

**3504 Moss Side Drive 127-5212** *Other DHR Id#: 127-0201-0441*

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, 1953**  
**Contributing Total:** 1

**3515 Moss Side Avenue 127-0201-0447** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1925**  
**Contributing Total:** 1

*Secondary Resource :* **Garage (Building)** *Non-contributing Total:* 1

**3517 Moss Side Avenue 127-0201-0448** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Craftsman, Ca 1926**  
**Contributing Total:** 1

**3518 Moss Side Drive 127-5213** *Other DHR Id#: 127-0201-0442*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1927**  
**Contributing Total:** 1

*Secondary Resource :* **Garage (Building)** *Contributing Total:* 1

**3519 Moss Side Avenue 127-0201-0449** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Dutch, Ca 1920** **Contributing Total:** 1

*Secondary Resource :* **Garage (Building)** *Contributing Total:* 1

**3520 Moss Side Avenue 127-0201-0443** *Other DHR Id#:*

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1929**

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

**Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**3522 Moss Side Drive 127-5215 Other DHR Id#: 127-0201-0444**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1923**

**Contributing Total: 1**

**Secondary Resource : Shed (Building) Non-contributing Total: 1**

### **3600 BLOCK**

**3603 Moss Side Avenue 127-0201-0450 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1907**

**Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**3605 Moss Side Avenue 127-0201-0451 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Ca 1950**

**Contributing Total: 1**

**3607 Moss Side Avenue 127-0201-0452 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Ca 1950**

**Contributing Total: 1**

**Secondary Resource : Shed (Building) Non-contributing Total: 2**

**3609 Moss Side Avenue 127-0201-0453 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 1.5, Style: Colonial Revival, Ca 1950**

**Contributing Total: 1**

**3615 Moss Side Avenue 127-0201-0454 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1934**

**Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

### **3700 BLOCK (ODD)**

**3701 Moss Side Avenue 127-0201-0455 Other DHR Id#:**

**Primary Resource: Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1920**

**Contributing Total: 1**

**Secondary Resource : Garage (Building) Contributing Total: 1**

**3703 Moss Side Avenue 127-0201-0456 Other DHR Id#:**

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1920**  
**Contributing Total:** 1  
*Secondary Resource :* **Garage (Building) Contributing Total:** 1

**3711 Moss Side Avenue 127-0201-0457 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: No Discernable Style, Ca 1961**  
**Non-contributing Total:** 1

**3717 Moss Side Avenue 127-0201-0458 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1921**  
**Contributing Total:** 1  
*Secondary Resource :* **Garage (Building) Contributing Total:** 1

### **3800 BLOCK (ODD)**

**3801 Moss Side Avenue 127-0201-0459 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1936**  
**Contributing Total:** 1  
*Secondary Resource :* **Outbuilding, Domestic (Building) Contributing Total:** 1

**3803 Moss Side Avenue 127-0201-0460 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1915**  
**Contributing Total:** 1

**3805 Moss Side Avenue 127-0201-0461 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1916**  
**Contributing Total:** 1

**3807 Moss Side Avenue 127-0201-0462 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Craftsman, Ca 1920**  
**Contributing Total:** 1  
*Secondary Resource :* **Outbuilding, Domestic (Building) Contributing Total:** 1

### **Noble Avenue**

### **3400 BLOCK (ODD)**

**3401 Noble Avenue 127-0201-0463 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, 1936**  
**Contributing Total:** 1  
*Secondary Resource :* **Garage (Building) Contributing Total:** 1

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

**3403 Noble Avenue 127-0201-0464 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, 1924**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3405 Noble Avenue 127-0201-0465 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, 1926**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3407 Noble Avenue 127-0201-0466 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Italian Renaissance Revival, 1926 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3409 Noble Avenue 127-0201-0467 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, 1926**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**3411 Noble Avenue 127-0201-0468 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1917**

**Contributing Total: 1**

**3413 Noble Avenue 127-0201-0469 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Victorian, Queen Anne, Ca 1907 Contributing Total: 1**

**3417 Noble Avenue 127-0201-0470 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Colonial Revival, Ca 1925**

**Contributing Total: 1**

*Secondary Resource :* **Outbuilding, Domestic (Building) Contributing Total: 1**

**3419 Noble Avenue 127-0201-0471 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 1.5, Style: Craftsman, 1910**

**Contributing Total: 1**

**3421 Noble Avenue 127-0201-0472 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2, Style: Colonial Revival, Ca 1926**

**Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

**3423 Noble Avenue 127-0201-0473 Other DHR Id#:**

*Primary Resource:* **Single Dwelling (Building), Stories 2.5, Style: Victorian, Queen Anne, Ca 1920 Contributing Total: 1**

*Secondary Resource :* **Garage (Building) Contributing Total: 1**

**North Avenue**

**4100 BLOCK (EVEN)**

**4108 North Avenue 127-0201-0474 Other DHR Id#:**

*Primary Resource:* **Multiple Dwelling (Building), Stories 2, Style: No Discernable Style, Ca 1976 Non-contributing Total: 1**

**4110 North Avenue 127-0201-0475 Other DHR Id#:**

*Primary Resource:* **Multiple Dwelling (Building), Stories 2, Style: No Discernable Style, Ca 1976 Non-contributing Total: 1**

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

**Areas of Significance**

(Enter categories from instructions.)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

---

---

---

---

---

**Period of Significance**

Ca. 1907-1959

---

---

**Significant Dates**

1912

1914

---

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

---

---

**Cultural Affiliation**

N/A

---

---

**Architect/Builder**

Unknown

---

---

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Ginter Park Historic District 2016 Update and Boundary Increase is locally significant under Criterion A in the area of Community Planning and Development because of its association with the early speculative real estate development that occurred in tandem with the development of the electric streetcar system in Richmond. The district is also locally significant under Criterion C in the area of Architecture because of its impressive collection of 20<sup>th</sup>-century residential architectural styles, including Colonial Revival, Craftsman, Tudor Revival, and Gothic Revival. The contributing buildings located within the proposed expansion exhibit the same general characteristics as the buildings in the original Ginter Park Historic District, including the scale, massing, form, and material. The 1986 nomination of the original district outlined the significance of Ginter Park by explaining how developer Lewis Ginter's original concept for a development "epitomized state-of-the-art community planning in its day by its generous residential plat subdivisions organized in an extended grid pattern, its varied and eclectic juxtaposition of fine single family dwellings within the grid layout, and its trend-setting reliance on the new mechanical wonder, the electric trolley..."<sup>3</sup> The nomination demonstrated that the neighborhood still retains those same qualities of "enlightened turn-of-the-century residential planning." The areas included in the two Boundary Increase areas developed according to the same organization patterns, and include a well-maintained collection of architecture that echoes the variety of the original district. The period of significance begins ca. 1907 with the construction of the earliest contributing resource within the two Boundary Increase areas and ends in 1959, which roughly coincides with build-out of the residential development started by Lewis Ginter. Buildings constructed after 1959 exhibit styles, forms, and materials that are not as sympathetic and compatible with the architectural patterns of this historic district.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Criterion A – Community Planning and Development**

The creation of the electric streetcar system in Richmond, Virginia, in 1888 made history and initiated unprecedented interest in developing land along the outskirts of the city. Speculative real estate developments such as Barton Heights, Highland Park, and Ginter Park along the city's Northside in what was then Henrico County were among the first of their kind in the United States, and the public eagerly embraced these new suburban communities and their many amenities. Two different trolley lines ran through the original Ginter Park development, which made it easy to commute to and from work in the city. Large lot sizes, spacious new homes, and nearby attractions such as the Lakeside Wheel Club were successful lures for people concerned with environmental and socio-economic problems in the inner city.

Ginter Park Historic District 2017 Boundary

Richmond, VA

Increase

Name of Property

County and State

After the earliest speculative developments proved successful, nearby property owners quickly sold or developed their land in order to cash in on the lucrative business of suburban development. The Lewis Ginter Land and Improvement Company developed four additional blocks to the north of the original Ginter Park plat; this area comprises the northern Boundary Increase area. The neighboring developments of Wright's Park, Moss Side, and Northampton just east of the original Ginter Park development were platted between 1911 and 1918, and the blocks of these developments that were adjacent to the original portion of Ginter Park were laid out in accordance with the existing street grid and lot sizes. This second wave of development was harmonious with the existing neighborhood, and the entire area was referred to as "Ginter Park." The eastern Boundary Increase area includes only the portions of Wright's Park, Moss Side, and Northampton adjacent to the initial Ginter Park development because these lots were intended to fit seamlessly with Ginter Park. The portions of these adjacent neighborhoods not included in this boundary expansion developed later, and at a smaller scale.

### Criterion C – Architecture

The Ginter Park Historic District 2017 Boundary Increase is locally significant in the area of Architecture for much the same reasons as the original historic district. As previously described, the early 20<sup>th</sup> century residential development patterns are readily apparent. The spacious residential lots with mature vegetation feature a variety of examples of revival styles, most notably the Colonial Revival, as well as Tudor Revival and Dutch Revival, and a much smaller number of Italian Renaissance and Mission/Spanish Colonial Revival examples. The Gothic Revival style is seen on a single building, a church, while a Queen Anne house is indicative of the earliest architectural influences within the Boundary Increase areas. A scattered selection of Craftsman/Bungalow-style houses and American Foursquare form dwellings offer important diversity and variety to the built environment.

The Colonial Revival style is an especially important architectural style that has endured in Virginia for more than a century. As Virginians recovered psychologically and economically from the Civil War, during the 1870s many became caught up in a growing nationwide fascination with the colonial era. The 1893 World's Columbian Exposition was a crescendo of this phenomenon. Virginians' fascination with Colonial Revival is best known by way of late nineteenth/early twentieth century architecture. The Colonial Revival symbolized the values and virtues of the Founding Fathers, especially Virginians such as George Washington, Thomas Jefferson, James Madison, and John Tyler, and preservation of Virginia houses like Mount Vernon and Monticello, which were first seen as memorials to their owners, offered templates for a Colonial Revival that could suit a range of means and settings. Within just a few years, the definition of "colonial" expanded to include classically-derived Georgian, Federal, Jeffersonian, and Greek Revival styles, and architects deployed elements of these as well. Vernacular interpretations of Colonial Revival proliferated, illustrated today by the prevalence of two-story, red brick houses with white-columned porticoes, painted white trim, and multiple-light windows flanked by shutters that still can be found across Virginia today.<sup>4</sup> Most Colonial Revival-style houses in the Boundary Increase areas are two-story, three-bay residences with side gable roofs. Variations

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

exist in the mix of covered entries and porches, with some featuring a hooded, bracketed entrance flanked by Ionic columns, others a pedimented porch, and a few with full-width porches with square balustrades and single or paired columns.

The Tudor Revival style achieved national popularity because of America's strong cultural ties to England and because of the identification of many wealthy Americans with the English upper classes. The style was valued for its nostalgic associations with the golden age of English Renaissance culture, the charm and rustic simplicity of pre-industrial rural life, and the country house lifestyle of the British aristocracy. Not surprisingly, then, many early twentieth century developers used Tudor Revival designs for their residential projects. The Ginter Park Historic District Boundary Increase areas are no exception. Although the Tudor Revival style is not predominant in the neighborhood, one of the most elaborate houses is an example of the style. Located at 3406 Moss Side Avenue, the house features a large chimney with complex masonry patterns and chimney pots that dominates the front of the building. Half-timbering in the gables is infilled with stucco, while the half-timbering in the second story is infilled with brick. Cut stone surrounds the front door, giving a quoin-like effect, and cast stone trim is positioned above many of the building's windows. A fine, albeit less elaborate, example of Tudor Revival is found at 4219 Seminary Avenue, which has a side-gable roof that is punctuated by several steeply pitched cross gables. The house is brick, with the exception of half-timbering with stucco infill within the cross gables and a portion of the second story. Paired casement sash and a semi-hexagonal entryway with a slate roof is supported by heavy wood posts also show the style's influences.

The variegated styles of the Boundary Increase areas are further defined by fine examples of Italian Renaissance, Mission/Spanish Colonial Revival, and Dutch Revival houses. The Italian Renaissance style looked to great buildings in Rome and other Italian cities for inspiration. Similar to Colonial Revival, the Italian Renaissance style also was based on academic correctness made possible by architects traveling internationally to gain first-hand experience with the original buildings. The house at 3916 Seminar Avenue is a two-and-one-half-story, three-bay brick dwelling with a blend of Italian Renaissance and Colonial Revival stylistic elements, which illustrates the flexibility and creativity with which the various revival styles could be treat. This dwelling's stylistic influences are shown in its hipped pyramidal roof with central hipped dormer, wide eaves supported by decorative brackets, and portico with triangular pediment sheltering a central entryway with elliptical fanlight and sidelights. Meanwhile, a purer example of Italian Renaissance style is the house at 3407 Noble Avenue is a two ½ story stucco dwelling with a slate-shingled hipped roof, centered dormer, and two exterior brick end-chimneys. One-story additions flank the main block, reminiscent of the Italian villa form. The front door features a triangular pediment porch, a fanlight over the door, and a triangular portico supported by iconic columns.

Another academically correct but comparatively rare style in the Boundary Increase areas is the Mission/Spanish Colonial Revival. The first revival of Spanish architecture in America was the Mission style, which originated in California and became nationally popular between 1890 and

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

1910. The Mission style drew from the Spanish Colonial architecture of the Southwest and was characterized by curvilinear roof parapets found on Spanish missions like the Alamo. After the Panama-California Exposition of 1915, architects began to look directly to Spain for prototypes and drew from the entire history of Spanish architecture. Houses became more elaborate with asymmetrical, picturesque massing and sometimes dazzling displays of ornament. In regions which did not have Spanish roots, like Virginia, the Spanish Colonial Revival was appealing because it was considered exotic.<sup>5</sup> Indeed, the smooth stucco walls, arched openings, tile roofs, and wrought iron found at 4231 Brook Road, 4220 Chamberlayne Road, and 4207 Seminary Avenue are evocative of far different antecedents than the many Colonial Revival dwellings in the neighborhood.

Finally, the Dutch Revival is a substyle of the Colonial Revival and is often referred to as Dutch Colonial Revival or simply Dutch Colonial. Primarily used for houses, the style is most easily distinguished by its gambrel roof and curved eaves. Not unexpectedly, the Dutch Revival houses within the Boundary Increase areas are largely distinguished by their gambrel roofs. Unlike the Colonial and other revival styles discussed above, interestingly, in Virginia the Dutch Colonial style is not rooted in historic architecture of earlier eras. Instead, houses with dormered gambrel roofs were often called Dutch Colonial simply because they happened to be located in regions associated with early Dutch settlement.<sup>6</sup>

A departure from the various revival styles in the Boundary Increase areas is seen with the Craftsman style, which originated in southern California. Influenced by the Arts and Crafts movement led by furniture designer Gustav Stickley, Craftsman style could be scaled up or down to suit high style dwellings or modest cottages, making it a popular choice for middle class residential buildings. Sears, Aladdin, and other kit-house companies offered affordable mail-order Craftsman houses, resulting in the ubiquity of these dwellings across America. Defining characteristics of the style include full or partial-width front porches, extended eave overhangs, an emphasis on structural elements such as exposed rafter ends, purlins, ridge beams, and brackets. Natural materials such as shingle and wood were typical exterior cladding materials.<sup>7</sup> The Craftsman style could be applied to low-slung, side-gabled Bungalows or to two-story, hip-roofed American Foursquare forms.

Less common in the Boundary Increase areas are Craftsman Bungalows, typified by the dwellings at 3807 Moss Side Avenue and 3419 Noble Avenue. Each is a one-and-one-half-story, frame, side-gabled building. The house at 3807 Moss Side has a continuous shed dormer above a one-story, one-bay porch with shed roof and square support posts. The dwelling at 3419 Noble Avenue has three dormer windows above the first story's full-width porch. The front porch roof is supported by four Doric columns. The more prevalent American Foursquare examples often blend Craftsman and Colonial Revival influences, such as those at 4215 and 4223 Brook Road, 3920, 4221 and 4223 Seminary Avenue, and 3703 Moss Side Avenue. Each is two-and-one-half stories with wide eaves, most often a hipped roof, and a front porch. The blend of styles can be seen in treatments such as porch columns, sidelights accenting the front doors, and brackets on the porches and/or eaves.

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

Houses constructed from the late 1940s to late 1950s retain the Boundary Increase areas' preponderance of Colonial Revival-styled dwellings. In many cases, these are more simply detailed and their forms tend toward the popular and affordable Cape Cod house type, which is a one-and-one-half-story, side-gabled building, often but not exclusively with dormer windows and entrance porches or porticos.

Individually and together, the architectural styles and forms within the Boundary Increase areas are representative of a middle- to upper-middle-class suburban development in Richmond. The continuity of massing, forms, setbacks, and setting of the spacious and commodious house lots create harmonious streetscapes, as do the gridded street network, concrete sidewalks, and minimal street furniture. Pride of ownership and careful attention to preserving historic character are evident throughout the Boundary Increase areas, and contribute to the sense of historic place and time.

## Historic Background

The area of Richmond commonly referred to as Northside was once primarily agricultural farmland in Henrico County, separated from the city by a deep ravine. James H. Barton, a real estate developer from Arkansas, was savvy enough to take note of the developing streetcar technology in the 1880s, and formed the Brookland Railway and Improvement Company, which eventually funded the construction of a viaduct to traverse the ravine. Barton simultaneously planned several neighborhood developments to capitalize on the establishment of the streetcar line that could now cross Bacon's Quarter Branch, and by 1889 he had developed some of the earliest streetcar suburbs in the nation.<sup>8</sup> Major Lewis Ginter, a local industrialist and philanthropist, began purchasing land in the area in 1883. Ginter was thought to have been inspired to develop the land after having visited Melbourne, Australia, where he saw gentlemen commute from jobs in the city back to their country estates at the close of each day.<sup>9</sup>

Ginter established the Sherwood Land Company in 1891, and in 1895 the company began constructing workers' houses and developing lots in the Ginter Park area. After the death of Ginter in 1897, the Virginia General Assembly chartered the Lewis Ginter Land and Improvement Company in order to continue development of the neighborhood. A 1906 plat of Ginter Park shows that 15 blocks were initially planned for development, and the area did not extend beyond Maplewood Avenue (present-day Claremont Avenue). The Lewis Ginter Land and Improvement Company promoted the area from many different angles. Some of its advertisements promoted the neighborhood as an investment opportunity, while others detailed its close proximity to the Lakeside streetcar line, the healthy quality of the suburban development, and the electric light, telephone, and sewer service.

A three-page supplement in the *Richmond Times Dispatch* in 1908 touted the Ginter Park development and its rapid growth. The article underscores the fact that Ginter Park was an

Ginter Park Historic District 2017 Boundary

Richmond, VA

Increase

Name of Property

County and State

exclusive neighborhood full of large residences built according to the owner's wishes. "No social lines are drawn other than those which mark the conduct of a gentleman."<sup>10</sup>

The positive publicity and the sales success of Ginter Park likely inspired neighboring landowners to cash in on the suburbanization of the area. Luther Wright, an adjacent property owner to the east of Ginter Park, sold a portion of his property to the Barton Heights Realty and Finance Corporation, which had drawn up plans for a development called Wrights Park east of Moss Side Avenue between Westwood Avenue and Henrico Boulevard. Most of the lots in Wrights Park were intended to be much narrower than their counterparts in Ginter Park, but the developers were savvy and planned the lots fronting Moss Side to have widths comparable to those in Ginter Park. Northampton, a development north of Laburnum Avenue and east of Moss Side Avenue was also platted in 1911 and was initially divided into two sections. Section A included smaller lots along Moss Side and Montrose Avenues that ranged from 50 to 100 feet wide and 175 to 225 feet deep. Section B was intended for much larger lots, larger even than most of those in Ginter Park. Lots in Section B ranged from 155 to 227 feet wide, and 235 to 381 feet deep. Most of Section A developed rapidly, but very few houses were constructed in Section B during the first half of the twentieth century. Though the established Ginter Park town limits in 1912 did not include portions of Moss Side, Noble, and Montrose avenues, these areas were regularly classified in City Directories as being a part of the Ginter Park neighborhood.

Spurred by their success, the Lewis Ginter Land and Improvement Company continued with the expansion of Ginter Park in 1911, developing plans for a one-block extension of Ginter Park north of Maplewood Avenue to Raleigh Avenue (present-day Bellevue Avenue). The street grid and lot sizes continued according to the previously established parameters. Building permits and City Directory entries indicate the portion of Seminary Avenue in this block developed at a much quicker pace than either Brook Road or Chamberlayne Avenue. By 1924, the company had expanded the neighborhood even further, and the area north of Maplewood Avenue was deemed "North Ginter Park."

In 1918, the F. W. Dabney Realty Corporation subdivided and platted a property that included the last undeveloped block of Moss Side Avenue south of Laburnum Avenue. Like the developers of Wrights Park, the F. W. Dabney Realty Corp. was desirous of complementing the existing Ginter Park neighborhood. In their development of "Moss Side," they maintained 100 foot lot widths along Moss Side Avenue between Henrico and Laburnum avenues, while other lots in the development were a third of that size.

By 1930, the lots in the expansion area had largely been infilled, and the residents of these homes were primarily professionals who worked downtown. While most of the properties were owner-occupied, a few rental units began to be constructed in the area. Prohibitively expensive rents kept the area exclusive, and a 1942 survey released from the United States Printing Office noted that the average monthly rent in Ginter Park was more than twice the average monthly rent city-wide.<sup>11</sup> A few houses along Brook Road and Moss Side and Chamberlayne avenues were constructed in the 1950s, but the form, materials, and styles of these younger houses remained

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

true to the existing character of the neighborhood. The properties built after 1959 do not utilize the same forms, styles, and materials generally found in the earlier architecture of the neighborhood.

Today, Ginter Park is still a popular place to live, in part because of the same well-planned streetscapes and large lot sizes that are a testament to Lewis Ginter's original plan for development. The character of Chamberlayne Avenue has been altered due to demolition and the construction of a number of apartment complexes, but most of the buildings in the neighborhood are well-maintained and retain their integrity. With the inclusion of portions of the adjacent areas that developed in tandem with the original town of Ginter Park, the historic district more appropriately reflects the boundaries of the area that was historically known as Ginter Park.

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

---

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Harnsburger, Douglas and Anne Thorn. *National Register of Historic Places Registration Form VHDR 127-201, Ginter Park Historic District*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 2002.

Hill Directory Company. *Richmond City Directory*. Richmond: Hill Directory Co., Inc., 1910, 1920, 1930, 1940, 1950.

*Insurance Maps of Richmond, Virginia: Volume Four*. New York: Sanborn Map Company, 1925-1952.

Novelli, Chris, Melina Bezirdjian, Calder Loth, and Lena Sweeten McDonald. *Classic Commonwealth: Virginia Architecture from the Colonial Era to 1940*. Richmond: Department of Historic Resources, 2015.

Redd, T. Crawford and Brothers. *Map, Blocks 'O' & 'W' of Ginter Park*. October 3, 1912.

\_\_\_\_\_. *Map, Plan of "Wright's Park,"* May 9, 1912.

\_\_\_\_\_. *Map, Plan Showing an Extension of Ginter Park Consisting of Blocks V & W*, February 21, 1911.

\_\_\_\_\_. *Map, Plat of Blocks C & D, "North Ginter Park,"* February 21, 1924.

*Richmond News Leader*. "Ginter Park Rent Highest, U.S. Survey Shows," May 28, 1942.

*Richmond Time-Dispatch*. "Major Ginter Looked Ahead," Ginter Park supplement.

Ryan, David D. with Wayland W. Rennie. *Lewis Ginter's Richmond*. Richmond, 1991.

W. E. Highman. *Map, Plan of Northampton*. December 15, 1911.

W. W. LaPrade and Brothers. *Map, Plan of Moss Side*. April, 1918.

---

### Previous documentation on file (NPS):

\_\_\_\_ preliminary determination of individual listing (36 CFR 67) has been requested  
\_\_\_\_ previously listed in the National Register

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

- ☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- ☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☒ Local government  
☐ University  
☐ Other

Name of repository: Department of Historic Resources, Richmond, VA: City of Richmond Department of Planning and Development Review

**Historic Resources Survey Number (if assigned):** DHR No. 127-0201

---

**10. Geographical Data**

**Acreage of Property** approximately 280

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

**NORTHERN BOUNDARY INCREASE AREA**

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 37.594020 | Longitude: -77.452870 |
| 2. Latitude: 37.594420 | Longitude: -77.449110 |
| 3. Latitude: 37.591520 | Longitude: -77.448750 |
| 4. Latitude: 37.588290 | Longitude: -77.449020 |
| 5. Latitude: 37.587980 | Longitude: -77.451750 |

**EASTERN BOUNDARY INCREASE AREA**

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 37.586670 | Longitude: -77.442350 |
|------------------------|-----------------------|

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

- |                        |                       |
|------------------------|-----------------------|
| 2. Latitude: 37.585580 | Longitude: -77.440680 |
| 3. Latitude: 37.578220 | Longitude: -77.440140 |
| 4. Latitude: 37.578120 | Longitude: -77.442310 |
| 5. Latitude: 37.581360 | Longitude: -77.442720 |
| 6. Latitude: 37.581350 | Longitude: -77.441560 |

**Or**

**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The northern Boundary Increase area boundary line begins at the intersection of Brook Road and Westminster Avenue, runs east along the south side of Westminster Avenue to Chamberlayne Avenue then turns south along Chamberlayne Avenue's west side to Bellevue Avenue. At Bellevue Avenue, the boundary line turns west a short distance then turns south to extend along the rear property lines of the lots along the east side of Seminary Avenue between Bellevue and Claremont Avenues. At Claremont Avenue, the boundary meets the original boundary of the Ginter Park Historic District and turns east and extends along the original HD boundary to the east side of Brook Road, from which point it turns north and extends to the point of beginning. The true and correct historic boundary for the northern Boundary Increase area is shown on the attached Location Map.

The eastern Boundary Increase area boundary line starts at the intersection of North and Moss Side avenues and extends southeast to Montrose Avenue. From here, the boundary turns west to extend along the north side of Laburnum Avenue for a short distance until

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

reaching the rear lot lines of properties along Moss Side Avenue. From here, the boundary runs southeast to reach Westwood Avenue, then runs west along Westwood Avenue to Noble Avenue, where it meets the original Ginter Park Historic District. The boundary then turns north to extend along the east side of Noble Avenue to Walton Avenue, where it turns east to Moss Side Avenue. The boundary then runs north/northwest along the east side of Moss Side Avenue to return to the point of beginning. The true and correct historic boundary for the eastern Boundary Increase area is shown on the attached Location Map.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary for the Ginter Park Historic District expansion district incorporates boundary lines from developments adjacent to the original Ginter Park development. These developments used lot sizes and street layouts compatible with those of the Lewis Ginter Land and Improvement Company, and were commonly referred to as "Ginter Park."

---

**11. Form Prepared By**

name/title: Lena McDonald/Register Historian and Melina Bezirdjian/Register Coordinator and Dominic Bascone/GIS Specialist

organization: Department of Historic Resources

street & number: 2801 Kensington Avenue

city or town: Richmond state: VA zip code: 23221

e-mail: lena.mcdonald@dhr.virginia.gov

telephone: 804-482-6439

date: January 2017

name/title: Catherine Easterling, Leigh Kelley, T. Tyler Potterfield; survey work completed by graduate students in the planning program at Virginia Commonwealth University

organization: City of Richmond

street & number: 900 East Broad Street, Room 510

city or town: Richmond state: VA zip code: 23235

date: June 2009

---

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Ginter Park Historic District 2017 Boundary Increase

City or Vicinity: Richmond

County: Independent City State: Virginia

Photographer: Melina Bezirdjian

Date Photographed: October 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 30: House on Montrose Avenue, camera facing west.

2 of 30: House on Montrose Avenue, camera facing west.

3 of 30: 2 houses on Montrose Avenue, camera facing west.

4 of 30: House on Montrose Avenue, camera facing west.

5 of 30: House on Montrose Avenue, camera facing west.

6 of 30: House on Brook Road, camera facing east.

7 of 30: House on Brook Road, camera facing east.

8 of 30: House on Brook Road, camera facing east.

Ginter Park Historic District 2017 Boundary  
Increase

Name of Property

Richmond, VA

County and State

- 9 of 30: House on Brook Road, camera facing east.
- 10 of 30: House on Brook Road, camera facing east.
- 11 of 30: House on Brook Road, camera facing east.
- 12 of 30: House on Brook Road, camera facing east.
- 13 of 30: House on Brook Road, camera facing east.
- 14 of 30: House on Brook Road, camera facing east.
- 15 of 30: House on Brook Road, camera facing east.
- 16 of 30: General streetscape view of Brook Road, camera facing northeast.
- 17 of 30: General streetscape view of Brook Road camera facing southeast.
- 18 of 30: General streetscape view of Moss Side Avenue, camera facing northwest.
- 19 of 30: General streetscape view of Moss Side Avenue, camera facing northwest.
- 20 of 30: General streetscape view of Moss Side Avenue, camera facing northeast.
- 21 of 30: General streetscape view of Noble Avenue, camera facing northeast.
- 22 of 30: General streetscape view of Westwood Avenue and Noble Avenue intersection , camera facing northwest.
- 23 of 30: General streetscape view of North Avenue, camera facing northwest.
- 24 of 30: General streetscape view of Seminary Avenue, camera facing northwest.
- 25 of 30: General streetscape view of Seminary Avenue, camera facing northeast.
- 26 of 30: General streetscape view of Brook Road, camera facing NNE.
- 27 of 30: General streetscape view of Seminary Avenue, camera facing northwest.
- 28 of 30: General streetscape view of Seminary Avenue, camera facing northwest.
- 29 of 30: General streetscape view of Seminary Avenue, camera facing NNE.

Ginter Park Historic District 2017 Boundary  
Increase  
Name of Property

Richmond, VA  
County and State

30 of 30: View of church, camera facing southwest.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

## ENDNOTES

<sup>1</sup> Douglas Harnsberger and Anne Thorn. "Ginter Park, City of Richmond, Virginia," *National Register of Historic Places Nomination Report, VDHR 127-201*, page 3.

<sup>2</sup> "Great Strides at Ginter Park," *Richmond Times-Dispatch*, Ginter Park Supplement, page 1.

<sup>3</sup> Harnsberger and Thorn.

<sup>4</sup> Chris Novelli et al., *Classic Commonwealth: Virginia Architecture from the Colonial Era to 1940*. Richmond: Department of Historic Resources, 2015.

<sup>5</sup> Novelli et al., *Classic Commonwealth*.

<sup>6</sup> Novelli et al., *Classic Commonwealth*.

<sup>7</sup> Novelli et al., *Classic Commonwealth*.

<sup>8</sup> "Ginter Park Terrace, City of Richmond, Virginia," *National Register of Historic Places Nomination Report*, page 26.

<sup>9</sup> Ryan, 12.

<sup>10</sup> "Major Ginter Looked Ahead," *Richmond Times-Dispatch*, Ginter Park Supplement, page 1.

<sup>11</sup> "Ginter Park Rent Highest, U. S. Survey Shows," *Richmond News Leader* May 28, 1942.

# LOCATION MAP

## Latitude/Longitude Coordinates

### NORTHERN BOUNDARY INCREASE AREA

1. Latitude: 37.594020

Longitude: -77.452870

2. Latitude: 37.594420

Longitude: -77.449110

3. Latitude: 37.591520

Longitude: -77.448750

4. Latitude: 37.588290

Longitude: -77.449020

5. Latitude: 37.587980

Longitude: -77.451750

### EASTERN BOUNDARY INCREASE AREA

1. Latitude: 37.586670

Longitude: -77.442350

2. Latitude: 37.585580

Longitude: -77.440680

3. Latitude: 37.578220

Longitude: -77.440140

4. Latitude: 37.578120

Longitude: -77.442310

5. Latitude: 37.581360

Longitude: -77.442720

6. Latitude: 37.581350

Longitude: -77.441560



Warren Ave



**SKETCH MAP - EASTERN BOUNDARY INCREASE AREA**  
**Ginter Park Historic District 2017 Boundary Increase, City of Richmond, VA**  
**DHR No. 127-0201**



PHOTO KEY, 1 of 2  
 Ginter Park Historic District 2017 Boundary Increase  
 City of Richmond, VA  
 DHR No. 127-0201



Sources: VDHR 2016, VGIN Aerial 2013  
 Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.

PHOTO KEY, 2 of 2  
Ginter Park Historic District 2017 Boundary Increase

City of Richmond, VA  
DHR No. 127-0201



Sources: VDHR 2016, VGIN Aerial 2013  
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation date and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.



























4235

4235































Blueberry  
Real Estate





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Boundary Update

Property Name: Ginter Park Historic District (Boundary Increase)

Multiple Name:

State & County: VIRGINIA, Richmond

Date Received:  
4/21/2017

Date of Pending List:

Date of 16th Day:

Date of 45th Day:  
6/5/2017

Date of Weekly List:

Reference number: BC100001048

Nominator: State

Reason For Review:

☒ Accept

☐ Return

☐ Reject

6/5/2017 Date

Abstract/Summary  
Comments:

Recommendation/ Criteria Accept, National Register Criteria A and C.

Reviewer Patrick Andrus

*Patrick Andrus*

Discipline Historian

Telephone (202)354-2218

Date

6/5/2017

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

## **Mcdonald, Lena (DHR)**

---

**From:** Chen, Kimberly M. - PDR <Kimberly.Chen@richmondgov.com>  
**Sent:** Thursday, January 26, 2017 12:24 PM  
**To:** Mcdonald, Lena (DHR)  
**Subject:** RE: Ginter Park HD Boundary Increase nomination

Lena,

At their January 24, 2017 meeting, the City of Richmond Commission of Architectural Review voted unanimously 7-0, 2 members were absent, to support the Ginter Park Historic District Boundary Increase. Please, let me know if this email will suffice or you need a more formal response.

Thanks,

Kim

*Kimberly M. Chen, Planner II  
Planning and Preservation Division  
Department of Planning and Development Review  
City Hall, Room 510  
900 East Broad Street  
Richmond, Virginia 23219-1907  
804.646.6364*

[Kimberly.chen@richmondgov.com](mailto:Kimberly.chen@richmondgov.com)

---

**From:** Mcdonald, Lena (DHR) [<mailto:Lena.McDonald@dhr.virginia.gov>]  
**Sent:** Wednesday, January 18, 2017 11:10 AM  
**To:** Chen, Kimberly M. - PDR  
**Subject:** RE: Ginter Park HD Boundary Increase nomination

Great, thanks!

Lena Sweeten McDonald  
National/State Register Historian  
Virginia Department of Historic Resources  
804-482-6439

*Celebrate the 50<sup>th</sup> Anniversaries of the National Historic Preservation Act and of the Department of Historic Resources, Virginia's State Historic Preservation Office. <http://www.dhr.virginia.gov/50NHPA/50thindex.htm>*

*Register Program Training and Guidance Materials are now available! <http://www.dhr.virginia.gov/register/trainingGuidance.htm>  
Learn about Virginia's recent past at DHR's New Dominion Virginia Initiative - <http://www.dhr.virginia.gov/NewDominion/index.htm>  
Follow DHR on Facebook - <https://www.facebook.com/pages/Virginia-Department-of-Historic-Resources/383005701837393?ref=hl>*

---

**From:** Chen, Kimberly M. - PDR [<mailto:Kimberly.Chen@richmondgov.com>]  
**Sent:** Wednesday, January 18, 2017 10:38 AM  
**To:** Mcdonald, Lena (DHR)  
**Subject:** RE: Ginter Park HD Boundary Increase nomination



# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward  
*Secretary of Natural Resources*

Julie V. Langan  
*Director*

Tel: (804) 367-2323  
Fax: (804) 367-2391  
[www.dhr.virginia.gov](http://www.dhr.virginia.gov)

April 17, 2017

Mr. Paul Loether  
Chief, National Register of Historic Places and National Historic Landmarks Programs  
National Park Service 2280  
National Register of Historic Places  
Mail Stop 7228  
1849 C St., NW  
Washington, D.C. 20240

**Re: Ginter Park Historic District 2017 Boundary Increase, City of Richmond, Virginia**

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the **Ginter Park Historic District 2017 Boundary Increase** to the National Register of Historic Places. Submitted for your review, the nomination has been considered, and approved, by the State Review Board and the Virginia SHPO has recommended it for listing. Any letters of comment or objection have been copied at the end of the nomination material, along with any FPO notification letters.

Should you have any questions, please do not hesitate to contact me. My direct phone line is 804-482-6439.

Sincerely,

Lena Sweeten McDonald  
National/State Register Historian

Enclosures

Western Region Office  
962 Kime Lane  
Salem, VA 24153  
Tel: (540) 387-5443  
Fax: (540) 387-5446

Northern Region Office  
5357 Main Street  
PO Box 519  
Stephens City, VA 22655  
Tel: (540) 868-7029  
Fax: (540) 868-7033

Eastern Region Office  
2801 Kensington Avenue  
Richmond, VA 23221  
Tel: (804) 367-2323  
Fax: (804) 367-2391